112.0	0004	0005.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	644,600 / 644,600
					USE VALUE:	644,600 / 644,600
					ASSESSED:	644,600 / 644,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KNESS SHAUN T
Owner 2:	
Owner 3:	
Street 1:	58 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ATKINS ELSIE G -
Owner 2:	-
Street 1:	58 THESDA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,858 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 920 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7858.000	185,600		459,000	644,600
Total Card	0.180	185,600		459,000	644,600
Total Parcel	0.180	185,600		459,000	644,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 700.65 | /Parcel: 700.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	71219
GIS Ref	
GIS Ref	
Insp Date	09/19/18

!8692!

PREVIOUS ASSESSMENT

Parcel ID: 112.0-0004-0005.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	185,600	0	7,858.	459,000	644,600	644,600	Year End Roll	12/18/2019
2019	101	FV	169,100	0	7,858.	452,500	621,600	621,600	Year End Roll	1/3/2019
2018	101	FV	169,100	0	7,858.	347,500	516,600	516,600	Year End Roll	12/20/2017
2017	101	FV	169,100	0	7,858.	327,900	497,000	497,000	Year End Roll	1/3/2017
2016	101	FV	169,100	0	7,858.	301,600	470,700	470,700	Year End	1/4/2016
2015	101	FV	158,700	0	7,858.	282,000	440,700	440,700	Year End Roll	12/11/2014
2014	101	FV	158,700	0	7,858.	259,700	418,400	418,400	Year End Roll	12/16/2013
2013	101	FV	158,700	0	7,858.	259,700	418,400	418,400		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8692

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ATKINS ELSIE G	40698-2		8/29/2003		320,000	No	No		
ATKINS ELSIE G/	39439-585		6/5/2003	Family	1	No	No		
ATKINS ELSIE G	33249-198		7/2/2001	Family	1	No	No		
	12290-181		9/18/1972		27,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2017	14	Re-Roof	8,996	C				

PRINT

Date	Time
12/10/20	23:14:21

LAST REV

Date	Time
09/27/18	14:30:33
apro	

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
4/7/2009	Measured	372	PATRIOT
3/16/2004	MLS	HC	Helen Chinal
11/3/2000	Hearing N/C	264	PATRIOT
4/10/2000	Meas/Inspect	276	PATRIOT
8/30/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	71219
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7858		Sq. Ft.	Site		0	70.	0.83	6									459,020						459,000	

Total AC/HA: 0.18039 | Total SF/SM: 7858 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 459,020 | Spl Credit | Total: 459,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	268956
Depreciation:	83376
Depreciated Total:	185580

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

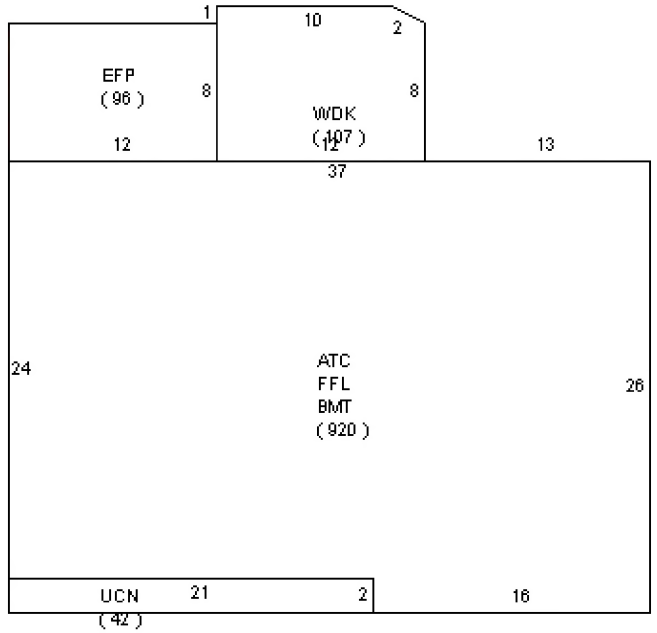
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.33
Special Features:	0	Val/Su Net:	77.11
Final Total:	185600	Val/Su SzAd	149.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	920	42.100	38,732
FFL	First Floor	920	140.330	129,106
ATC	Attic	322	84.200	27,112
WDK	Deck	107	15.190	1,626
EFP	Enclos Porch	96	55.030	5,283
UCN	Canopy	42	26.140	1,098

Net Sketched Area:	2,407			Total:	202,957
Size Ad	1242	Gross Are	3005	FinArea	920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

112.0-0004-0005.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	